Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043433 DEEDWARR
Recvd: 06/03/15 11:05 2 pgs
Fees:13.00 Taxes:832.50
20150603-0051719

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY of June, 2015

Notary Public

MY COMMISSION EXPIRES: 09-11-2017

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy L. Kopko	Pinnacle Bank	119 14 0 090.00
(NAME)	(NAME)	
649 Bonita Parkway	150 3rd Ave. South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffrey B. McAnally and Tabitha McAnally, husband and wife, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristy L. Kopko, an unmarried woman, an unmarried woman**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 of Block "A" on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jeffrey B. McAnally by Quitclaim Deed from Stacy J. McAnally dated June 11, 2008 and recorded June 20, 2008 in Instrument Number 20080620-0063716, and pursuant to Divorce Decree Docket No. 74CH1-2011-CV-10545 and Marital Dissolution Agreement, Case No. CH11-CV-10545, property was awarded to Jeffrey B. McAnally; and the same property previously conveyed to Jeffrey B. McAnally and Stacy J. McAnally, husband and wife, by Warranty Deed from Frank J. Macek, IV and wife, Noreen L. Nalli dated April 30, 2004 and recorded May 12, 2004 in Instrument Number 20040512-0054470, Register's Office for Davidson County, Tennessee.

Jeffrey B. McAnally has since remarried. Tabitha McAnally, his spouse, herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 3003 Dobbs Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 1st day of June, 2015.

Jeffrey B. McAnally

Tabitha McAnally

State of Tennessee
County of Sumner

Personally appeared before me Jeffrey B. McAnally and Tabitha McAnally, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2015.



Notary Public
My Commission Expires: 7-26-15

File No.: 20151085